

**NOTICE OF CONSIDERATION OF AN APPLICATION BY THE
DESIGN REVIEW BOARD OF THE CITY OF CHULA VISTA, CALIFORNIA**

NOTICE IS HEREBY GIVEN THAT THE DESIGN REVIEW BOARD of the City of Chula Vista, CA, will consider an application for Design Review, summarized as follows:

CONSIDERATION DATE:	January 26, 2009
CASE NUMBER:	DRC-08-27
APPLICANT:	Sudhir Patel
SITE ADDRESS:	4498 Bonita Road (APN 593-280-07-00)
PROJECT DESCRIPTION:	Proposed consists of the demolition of an existing convenience store and fuel canopy and the construction of a new 2,400 square-foot Arco AM/PM convenience store (24-hour operation with beer and wine sales), 3,180 square-foot canopy structure covering 4 relocated fuel tanks and 2 new fueling tanks for a total of 6 fueling tanks (12 fueling positions), including on and off-site improvements, paved parking lot, lighting, landscaped treatments, and a new trash enclosure. The site is located in the CCD (Central Commercial-Design Modifying District) Zone, with a General Plan Land Use of CR (Commercial Retail).
ENVIRONMENTAL STATUS:	The Environmental Review Coordinator has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has conducted an Initial Study, IS-08-014 in accordance with the California Environmental Quality Act. Based upon the results of the Initial Study, the Environmental Review Coordinator has determined that the project could result in significant effects on the environment. However, revisions to the project made by or agreed to by the applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; therefore, the Environmental Review Coordinator has prepared a Mitigated Negative Declaration, IS-08-014.

Any written comments or petitions to be submitted to the Design Review Board must be received in the Planning and Building Department no later than noon on the day prior to the date of consideration. Please direct any questions or comments to **Caroline Young**, Associate Planner in the Planning and Building Department, Public Services Building, Chula Vista Civic Center, 276 Fourth Avenue, Chula Vista, CA 91910, by calling **(619) 409-5883**. Please include the case number noted above in all correspondence.

If you wish to challenge the City’s action on this application in court, you may be limited to raising only those issues you or someone else raised in response to this notice prior to the Design Review Board’s action on the application. A copy of the application and accompanying documentation and/or plans are on file and available for inspection and review at the City Planning Department.

COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA)

The City of Chula Vista, in complying with the American With Disabilities Act, requests individuals who require special accommodation to access, attend and/or participate in a City meeting, activity or service request such accommodation at lease 48 hours in advance, for meetings, and 5 days for scheduled services and activities. Please contact Diana Vargas for specific information at (619) 691-5101. Service for the hearing impaired is available at 585-5647 (TDD).